

NO.	DATE	DESCRIPTION	REVISIONS
1	1/23/97	REMOVE PORTION OF RETAIL SPACES (SEE PLAN)	

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
7334 Blanco Road Suite 109 San Antonio, Texas 78216
Telephone: (210) 349-2271

PREPARED FOR:
I.H. 10/LOOP 1604 VENTURE

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
FIESTA NORTHWEST CROSSING SUBDIVISION
SAN ANTONIO, TEXAS

PLAN HAS BEEN ACCEPTED BY
COSA *Robert Adkins*
DATE: Feb 29, 1997 (date)
If no plat is filed, plan will expire on Aug 26, 1998
1st plat filed on _____

D. R. P.
Permit # 308
Starts Jan 12, 1998
Expires March 1, 1999
Issued by: *GL*
D. R. P.
3476547
Permit # 647

DATE: DEC. 5, 1994
SCALE
Vertical 1" = 12'
Horizontal 1" = 300'
SHEET 1 OF 1
PROJ. NO. 95-001

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

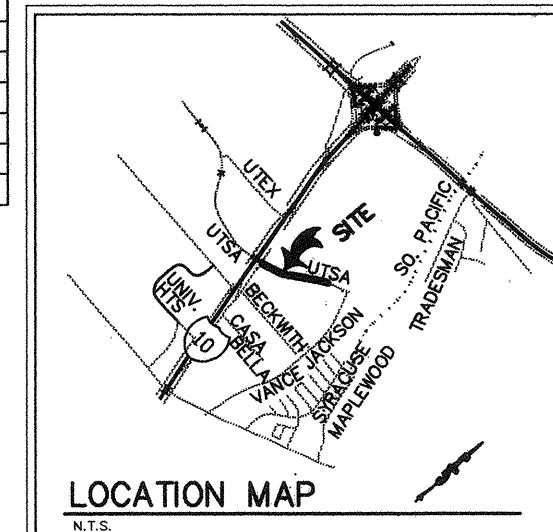
WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS".
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	312.61'	657.00'	27°15'44"	159.32'	309.67'	N60°56'26"E
C2	353.53'	743.00'	27°15'44"	180.18'	350.20'	S60°56'26"W
C3	167.29'	657.00'	14°35'20"	84.10'	166.6'	N40°00'54"E
C4	189.19'	743.00'	14°35'20"	95.11'	188.67'	S40°00'54"W
C5	169.19'	657.00'	14°45'18"	85.07'	168.73'	S40°05'53"W
C6	85.12'	743.00'	06°33'50"	42.61'	85.08'	S44°11'37"W
C7	88.48'	773.00'	06°33'29"	44.29'	88.43'	N44°11'48"E
C8	106.22'	743.00'	08°11'27"	53.20'	106.13'	N36°48'58"E

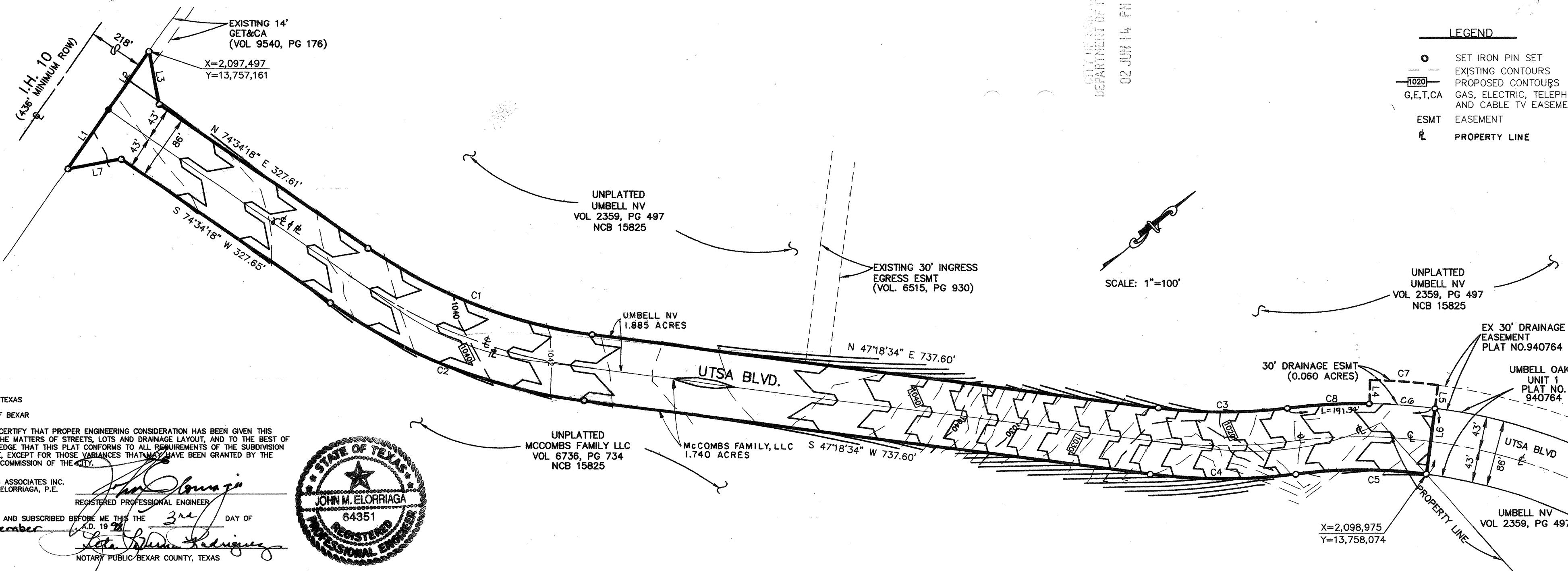
LINE TABLE		
LINE	LENGTH	BEARING
1	92.92'	N15°22'32"W
2	93.08'	N15°25'30"W
3	70.71'	S60°25'36"E
4	30.00'	N48°56'03"W
5	30.00'	S42°31'28"E
6	86.00'	S42°31'28"E
7	70.74'	S29°35'53"W

PLAT NO. 980177



LEGEND

- SET IRON PIN SET
- EXISTING CONTOURS
- PROPOSED CONTOURS
- G,E,T,CA GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ESMT EASEMENT
- PROPERTY LINE



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

VICKREY & ASSOCIATES INC.
BY: JOHN ELORRIAGA, P.E.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 3rd DAY OF December, A.D. 1998

NOTARY PUBLIC BEXAR COUNTY, TEXAS

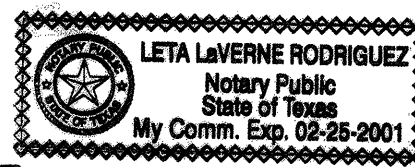


STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BART KOONTZ, DULY AUTHORIZED AGENT FOR MCCOMBS FAMILY LLC

OWNER
ALAN SACHS, DULY AUTHORIZED AGENT FOR UMBELL NV

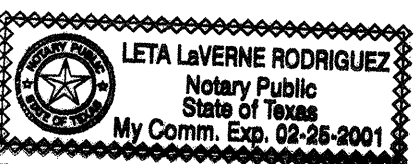


STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Alan Sachs, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3rd DAY OF December, A.D. 1998

NOTARY PUBLIC BEXAR COUNTY, TEXAS

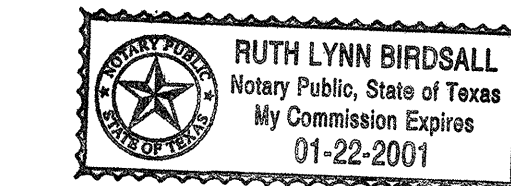


STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Bart C. Koontz, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF January, A.D. 1999

NOTARY PUBLIC BEXAR COUNTY, TEXAS



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

7334 Blanco Road Suite 109 San Antonio, Texas 78216
Telephone: (210)349-3271

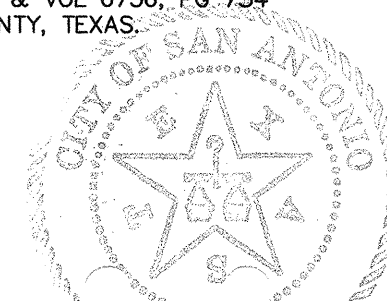
SUBDIVISION PLAT ESTABLISHING
LONE STAR BUSINESS PARK UNIT 2

3.684 ACRES OF LAND BEING OUT OF NCB 15825, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING OUT OF THE ANSELMO PRU SURVEY NO. 20, ABSTRACT NO. 574, AND THE B.B.B. & C. R.R. CO. SURVEY NO. 21, ABSTRACT NO. 104, ALSO DESCRIBED BY DEEDS RECORDED IN VOL 2359, PG 497 & VOL 6736, PG 734 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

THIS PLAT OF LONE STAR BUSINESS PARK UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 10th DAY OF February, A.D. 1999

BY: Robert H. Leininger, Chairman
BY: [Signature], Secretary



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

VICKREY & ASSOCIATES INC.
BY: ROBERT H. LEININGER, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 3rd DAY OF December, A.D. 1998

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR
Gerry Bickhoff, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 24th DAY OF March, A.D. 2000, AT 1:40 P.M. AND DULY RECORDED THE 24th DAY OF March, A.D. 2000, AT 8:44 A.M. IN THE RECORDS OF Deeds & Plats OF SAID COUNTY, IN BOOK VOLUME 95416 ON PAGE 204. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 24th DAY OF March, A.D. 2000.

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: Sylvia J. Flores, DEPUTY



98-0110612

BOOK 09540 08975

X=2,098,120
Y=13,762,705

UMBELL OAKS SUBDIVISION
UTILITY EASMENT

S06°09'59"E
14.00'

PECAN SPRINGS
ROAD CLOSED BY
ORDINANCE NO. 83176

SCALE: 1"=100'

(300' F.M. 1604
MINIMUM R.O.W.)

SCALE: 1"=100'

UNPLATTED
N.C.B. 14858

EDWARDS

RECHARGE

ZONE

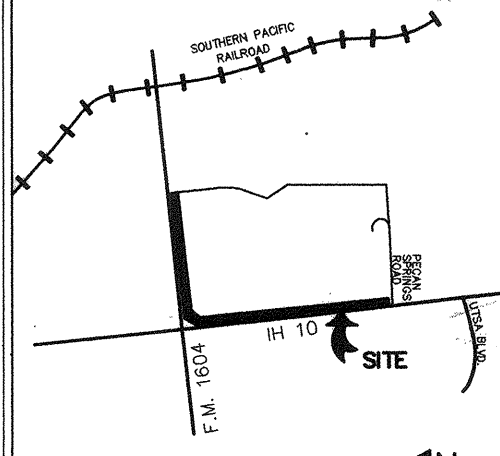
1000

990

INTERSTATE HIGHWAY NO. 10
(486' MINIMUM R.O.W.)

S07°19'00"E
N07°19'00"W

PLAT No. 970393



LOCATION MAP
N.T.S.

LEGEND

- IRON PINS SET AT ALL PROPERTY CORNERS
- EXISTING CONTOURS
- 14' G.E,T,CA ESMT 14' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHAND EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

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WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

THE CITY COUNCIL AT ITS MEETING ON THE 9th DAY OF NOVEMBER A.D. 1995 ABANDONED A PORTION OF PECAN SPRINGS ROAD RIGHT OF WAY (ORDINANCE 83176).

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF FIVE ACCESS POINTS ON LOOP 1604, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1103.19' AND FOURTEEN ACCESS POINTS ON I.H. 10, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 3709.97'.
- ANY SIDEWALKS TO BE CONSTRUCTED WITHIN STATE RIGHT-OF-WAY ALONG FREEWAY FRONTAGE ROADS WILL BE LOCATED DIRECTLY ADJACENT TO THE RIGHT-OF-WAY LINE.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

VICKREY & ASSOCIATES, INC.
BY: HAL B. LANE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 19th DAY OF

September, A.D. 1997
Leta Laverne Rodriguez
NOTARY PUBLIC BEXAR COUNTY, TEXAS

SUBDIVISION PLAT ESTABLISHING FIESTA NORTHWEST CROSSING UTILITY EASEMENT

1.919 ACRES OF LAND BEING OUT OF N.C.B. 14858, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING OUT OF THE ANSELMO PRU SURVEY NO. 20, ABSTRACT NO. 574, AND THE B.B.B. & C. R.R. CO. SURVEY NO. 21, ABSTRACT NO. 104, ALSO DESCRIBED BY DEEDS RECORDED IN V. 5518 & V. 5536, P. 1935 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS, AND A PORTION OF PECAN SPRINGS ROAD CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR
GERRY RICKHOFF
COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 29th DAY OF June, A.D. 1997, AT 1:39P.M. AND DULY RECORDED THE 30th DAY OF June, A.D. 1997, AT 4:03P.M. IN THE RECORDS OF DEEDS & PLATS OF SAID COUNTY, IN BOOK VOLUME 9540 ON PAGE 175 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 30th DAY OF June, A.D. 1997

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: E. L. R. H. DEPUTY

LINE	DIRECTION	DISTANCE
T1	S82°42'34"W	51.40'
T2	N07°17'26"W	36.00'
T3	S82°42'34"W	5.00'
T4	S07°17'26"E	36.00'

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

7334 Blanco Road Suite 109 San Antonio, Texas 78216
Telephone: (210)349-3271

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

IH10/LOOP 1604 JOINT VENTURE

DULY AUTHORIZED AGENT

STATE OF ILLINOIS
COUNTY OF DEKALB

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NORANDO BERRETTINI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29th DAY OF

SEPT., A.D. 1997

OFFICIAL SEAL
BARBARA E. MYERS
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Jan. 21, 2001

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

VICKREY & ASSOCIATES, INC.
BY: JOHN ELORRIAGA, P.E.
REGISTERED PROFESSIONAL ENGINEER

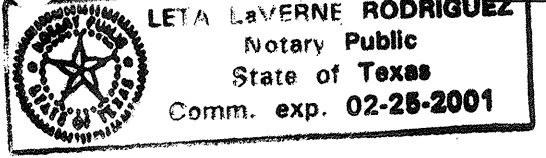
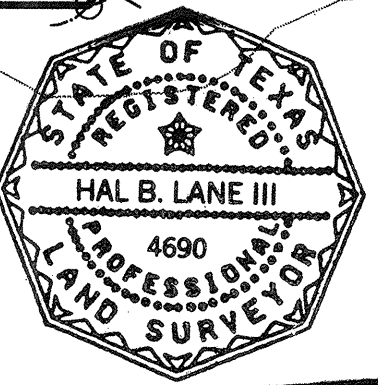
SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 19th DAY OF September, A.D. 1997

Leta Laverne Rodriguez
NOTARY PUBLIC BEXAR COUNTY, TEXAS

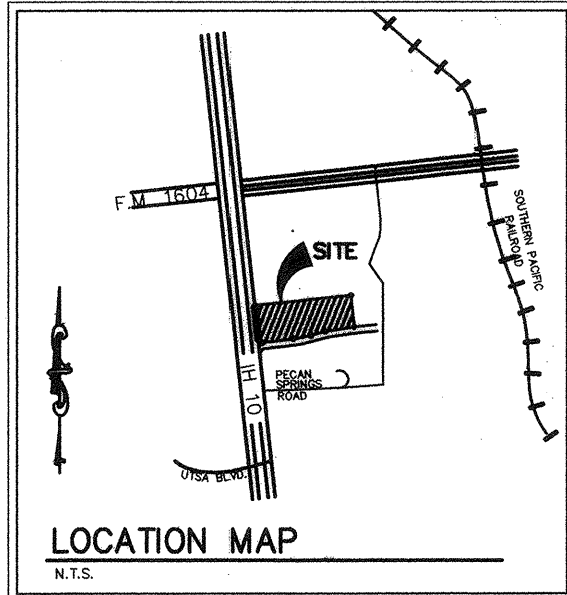
THIS PLAT OF FIESTA NORTHWEST CROSSING UTILITY EASEMENT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 29th DAY OF June, A.D. 1997

BY: Theresa K. Gielma
BY: Bill T. H. H. SECRETARY



Fiesta Venture In Texas, General Partner
By: Barbara E. Myers, Pres.
OWNER



WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	241.40	1814.56	07°37'21"	120.88	241.23	S71°40'39"W
C2	385.41	2072.86	10°39'11"	193.26	384.85	S73°22'31"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	31.71'	N11°27'30"W
L2	69.06'	N59°58'12"W
L3	152.19	S45°40'39"E
L4	230.70	S45°45'08"W

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

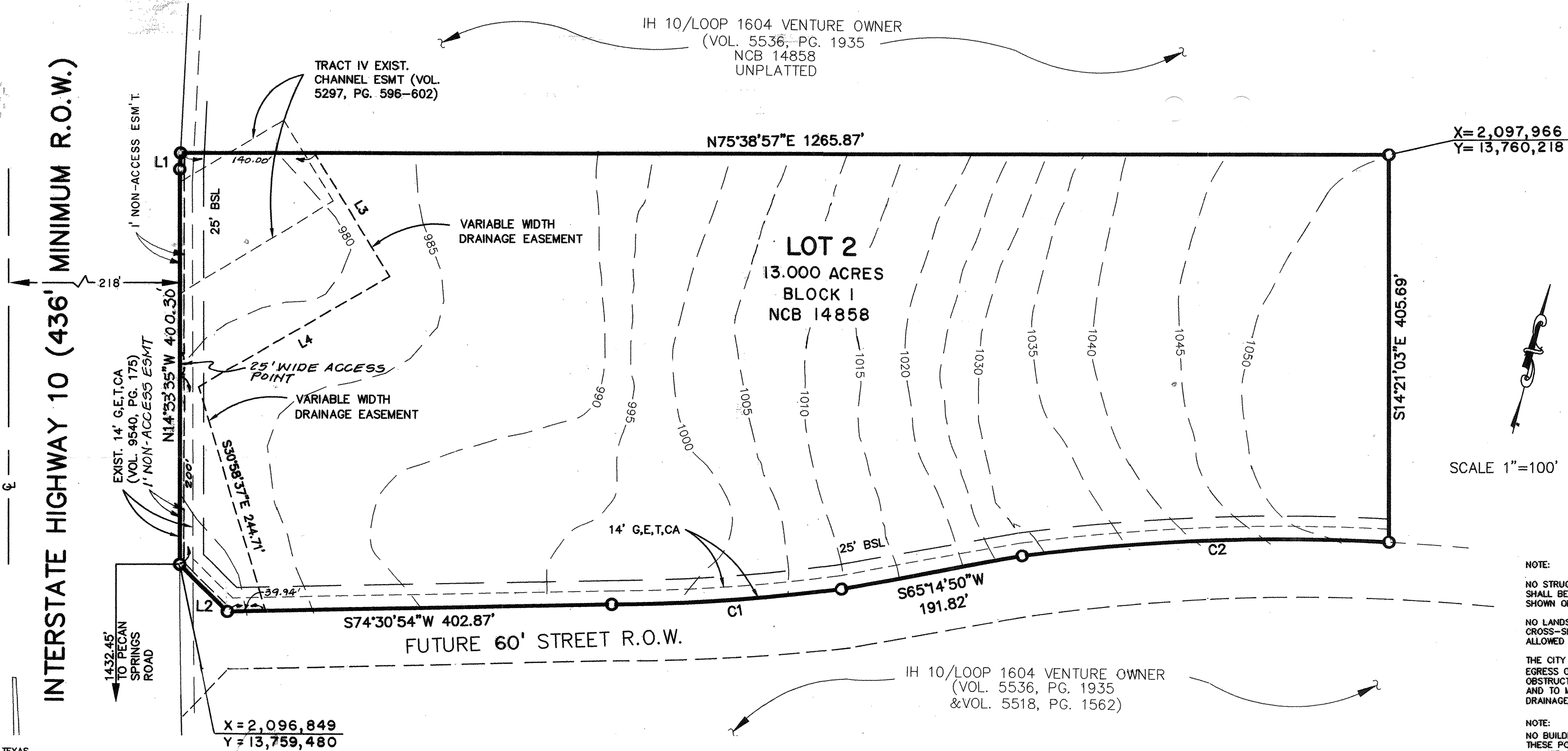
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CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT ON I.H. 10, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 4-31.27'
- ANY SIDEWALKS TO BE CONSTRUCTED WITHIN STATE RIGHT-OF-WAY ALONG FREEWAY FRONTAGE ROADS WILL BE LOCATED DIRECTLY ADJACENT TO THE RIGHT-OF-WAY LINE.



- LEGEND
- IRON PIN SET
 - EXISTING CONTOURS
 - G.E.T.C.A. GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
 - ESMT EASEMENT
 - BSL BUILDING SETBACK LINE
 - EXIST. EXISTING

SCALE 1"=100'

NOTE:
NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.
NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.
THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS, AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.
NOTE:
NO BUILDING PERMITS OR UTILITY CONNECTIONS SHALL BE ISSUED ON THESE PORTIONS OF LOT 2, BLOCK 1, N.C.B. 14858 UNTIL ADEQUATE ALL-WEATHER STRUCTURES, APPROVED BY THE DEPARTMENT OF PUBLIC WORKS, ARE CONSTRUCTED TO PROVIDE ACCESS ACROSS THE DRAINAGE EASEMENT TO THESE PORTIONS OF THE LOT.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

VICKREY & ASSOCIATES INC.
BY: JOHN ELORRIAGA, P.E.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 9th DAY OF November, A.D. 1998

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

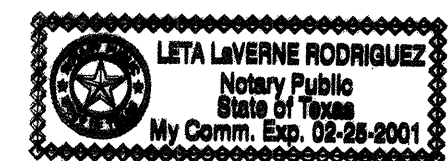
FIESTA VENTURE IN TEXAS
LIMITED PARTNERSHIP
GENERAL PARTNER
FIESTA VENTURES INC.,
GENERAL PARTNER
BY: MORANDO BERRETTINI
PRESIDENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Morando Berrettini, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9th DAY OF September, A.D. 1998

Notary Public Bexar County, Texas



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

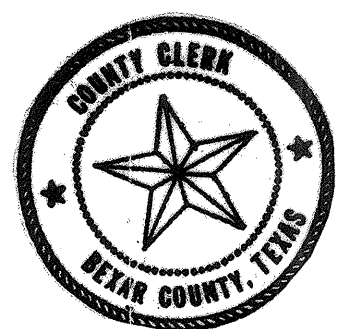
7334 Blanco Road Suite 109 San Antonio, Texas 78216
Telephone: (210)349-3271

SUBDIVISION PLAT ESTABLISHING
FIESTA NORTHWEST CROSSING UNIT 1

13.000 ACRES OF LAND BEING OUT OF NCB 14858, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING OUT OF THE ANSELMO PRU SURVEY NO. 20, ABSTRACT NO. 574, AND THE B.B.B. & C. R.R. CO. SURVEY NO. 21, ABSTRACT NO. 104, ALSO DESCRIBED BY DEEDS RECORDED IN VOLUME 5518, PAGE 1562 AND VOLUME 5536, PAGE 1935 OF THE OFFICIAL PUBLIC RECORDS, OF REAL PROPERTY BEXAR COUNTY, TEXAS.

THIS PLAT OF FIESTA NORTHWEST CROSSING UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 25th DAY OF November, A.D. 1998
BY: Morando Berrettini, CHAIRMAN
BY: Leta Laverne Rodriguez, SECRETARY



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

VICKREY & ASSOCIATES INC.
BY: ROBERT H. LEININGER, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

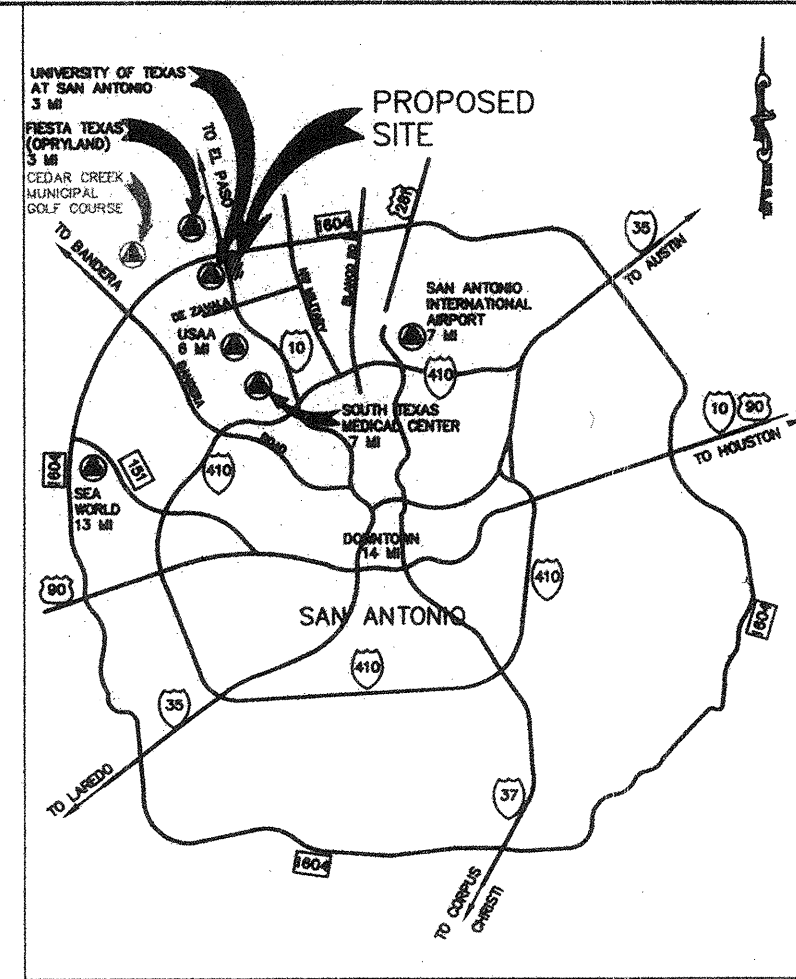
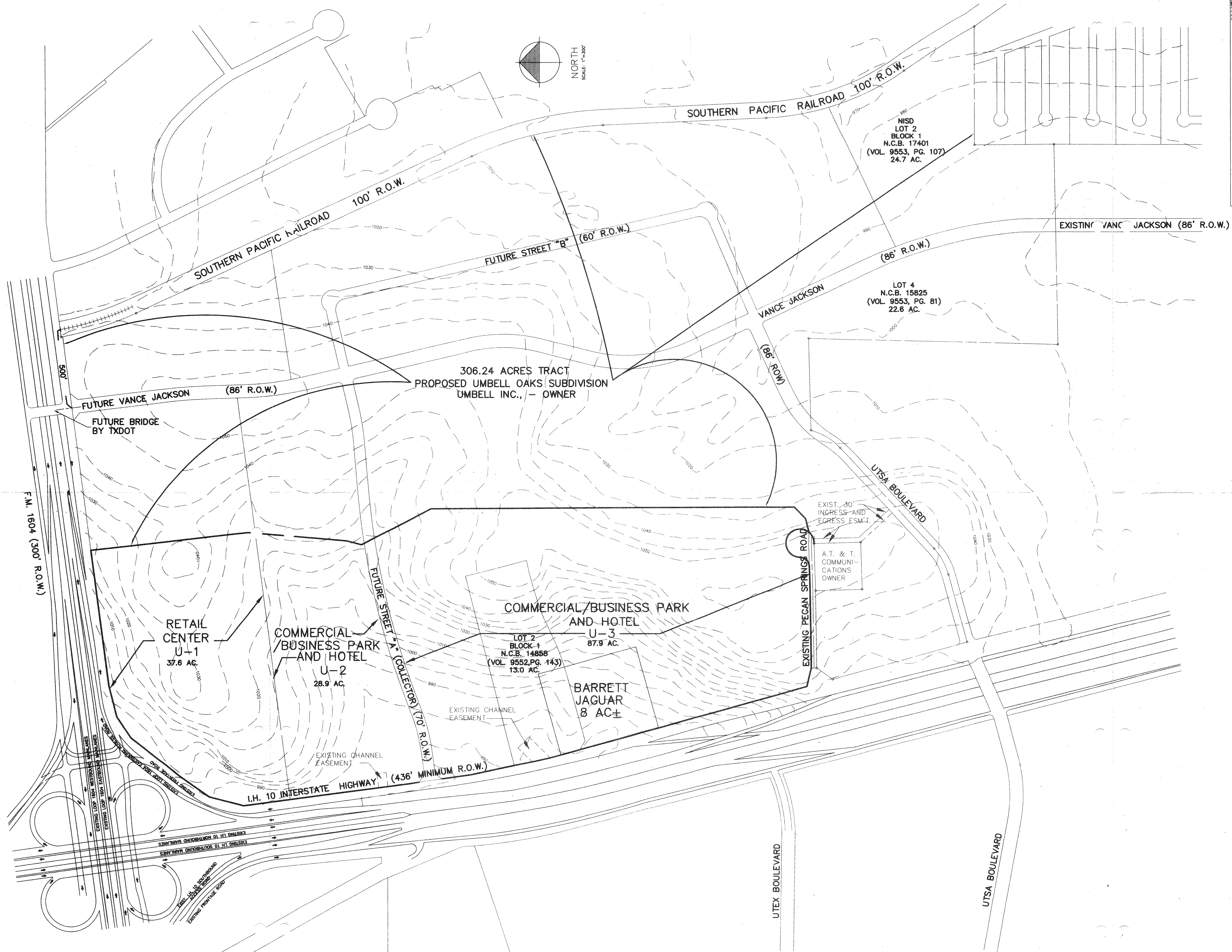
SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 9th DAY OF November, A.D. 1998

Notary Public Bexar County, Texas

STATE OF TEXAS
COUNTY OF BEXAR

I, Gerry Rickhoff, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 27th DAY OF November, A.D. 2001, AT 1:35 P.M. AND DULY RECORDED THE 27th DAY OF November, A.D. 2001, AT 2:40 P.M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME 9662 ON PAGE 1143. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 27th DAY OF November, A.D. 2001.

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: Daniel Velazquez, DEPUTY



LOCATION MAP
N.T.S.

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAY -2 PM 1:50

PLAN HAS BEEN ACCEPTED BY
COSA *[Signature]*
5-9-02 (date)
On 11-8-03
1st plat filed on

DEVELOPER:
GALLERIA VENTURES
4323 SPECTRUM ONE
SAN ANTONIO, TEXAS 78230

REVISIONS		DESCRIPTION	
NO.	DATE	DESCRIPTION	FILE
1	1/25/97	REMOVE PORTION OF PECAN SPRINGS/QUIT CLAIM	
2	03/04/02	UPDATE FOR STREET "A" ALIGNMENT CHANGE	
3	05/01/02	CHANGED STREET "A" CLASSIFICATION MODIFIED STREET "B" ALIGNMENT	

DRAWN BY:	CHECKED BY:	APPROVED BY:	FILE NO.	LOCATION

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
7334 Blanco Road, Suite 109, San Antonio, Texas 78216
Telephone: (210) 349-3271

PREPARED FOR:
GALLERIA VENTURES

**PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
FIESTA NORTHWEST CROSSING SUBDIVISION
SAN ANTONIO, TEXAS
159.39 ACRE TRACT**

DATE: DEC 10 1994
SCALE:
Vertical 1"=N/A
Horizontal 1"=300'
0 150' 300' 450'

RECEIVED
MAY 14 2002

VRP# 02-06-120

PROJ. NO. 1 OF 1



City of San Antonio
New
Vested Rights Permit
APPLICATION

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 JUN 14 PM 2:39

Permit File: # VRP#02-06-120
Assigned by city staff

Date: 6-14-02

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formally POADP), P.U.D. plan, plat application, approved plat, building permit).

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

1. Owner/ Agent Galleria Ventures, Ltd
2. Address: 4323 Spectrum One, San Antonio, TX
3. Zip: 78230 Telephone # 210-696-5400
4. Site location or address SE corner IH10 & Loop 1604
5. Council District 8 ETJ NA Over Edward's Aquifer Recharge ☐ yes ☐ no
PORTION

• **MASTER DEVELOPMENT PLAN (MDP) (Formally POADP)***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Fiesta Northwest Crossing # 441-B
Fiesta Northwest Crossing (Amendment) 441-C

Date accepted: 2-24-97 Expiration Date: 8-26-98 MDP Size: 159.39 acres
5-9-02 11-8-03

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

August 17, 2001

• **Approved Plat**

Plat Name: _____ Plat # _____ Acreage: _____ Approval _____

Date: _____ Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Others**

Type of Permit: Development Rights Date issued: 1-12-95 Expiration Date: 9-25-07

Permit No. 347

Acreage: 159.39

(Note: Two maps of the area must be provided)

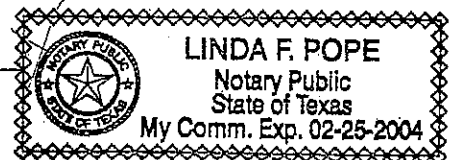
NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: ALAN SAENS Signature: [Signature] Date: 6/13/02

Sworn to and subscribed before me by on this 13th day of June 20 02 to certify which witness by hand and seal of office. Linda F. Pope

Notary Public, State of Texas, My Commission expires: Feb 25, 2004



City of San Antonio use



Approved

As of 1-12-95



Disapproved

Review By: [Signature]

Assistant City Attorney

Date: June 19, 2002

August 17, 2001